

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C. BOOK 954 PAGE 7

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: MAR 31 10 19 AM 1964

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Oscar W. Shockley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Motor Contract Company of Greenville, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four Thousand Four Hundred Forty-Nine and No/100-----Dollars (\$ 4, 449.00) due and payable
Due and payable \$74.15 per month for 60 months beginning May 1, 1964, and continuing there-
after until paid in full.

It is expressly understood and so agreed by the undersigned that interest for a period of five
years at 6% per annum may be deducted in advance from the gross amount of this note.

with interest thereon from ~~date~~ maturity at the rate of six per centum per annum, to be paid: on demand

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the
Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any
other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the
Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these
presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the
State of South Carolina, County of Greenville, on the southeastern side of Bates Street Extension (now
known as Furman Road) and being known and designated as Lot No. 11 of Sans Souci Highlands
Subdivision, plat of which is recorded in the R. M. C. Office for Greenville County in Plat
Book "G", Page 126 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bates Street Extension (Furman Road)
joint front corner of Lots Nos. 11 and 12 and running thence along the common line of said
lots S. 55-30 E. 166 feet to an iron pin; thence across the rear line of Lot no. 11 N. 28-30 E.
50 feet to an iron pin, joint rear corner of Lots Nos. 10 and 11; thence with the common line of
said lots N. 54-00 W. 160 feet to an iron pin on the southeastern side of Furman Road; thence
with said Road S. 32-33 W. 65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed dated March 6, 1947 and
recorded in the R. M. C. Office for Greenville County in Deed Book 308, Page 374.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and
of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter
attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the
usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is
lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided
herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and
against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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MAR 31 10 19 AM 1964
GREENVILLE CO. S. C.
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MANN & MANN
ATTORNEYS AT LAW
GREENVILLE, S. C.